

HOUSING FINANCE AUTHORITY OF MIAMI-DADE COUNTY



The ADRAC Process
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Key West, Florida
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Current Trends

Architectural Design Guidelines

2003



New Construction and
Rehabilitation Developments

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ARCHITECTURAL DESIGN GUIDELINES

NEW CONSTRUCTION

SITE SELECTION

Item #1

- Provide and document participatory planning and pre-design with prospective recipients, if available, community groups, community businesses, social agencies, educational institutions, police department, and other potential supporting agencies and organizations.

Number of Points - 5

Item #2

- Provide neighborhood impact and integration plan showing relationship of projects to surrounding community, including work places, shopping, transit, open space, schools, support agencies, etc. and critical distances.

Number of Points – 7



ARCHITECTURAL DESIGN GUIDELINES NEW CONSTRUCTION

Site Selection (Cont.)

Item #3

- Provide site selection criteria including social and economic needs and opportunity (housing demand, employment and mercantile opportunities, accessibility to social services and proximity to mass transit).
- *Number of Points 5*

TOTAL POINTS 17



ARCHITECTURAL DESIGN GUIDELINES NEW CONSTRUCTION

SITE PLANNING AND DESIGN

Item #1

- Where appropriate, provide environmental continuity relative to adjacent sites. *Number of Points - 5*

Item #2

- Provide clear organization of public spaces encouraging overall sense of community, and smaller increments or sub-sets of community. Use building masses and building walls to define identifiable public spaces: streets, parking courts, courtyards and gardens. Make usable common spaces responsive to different needs or ages. *Number of Points – 10*

Item #3

- Provide energy conservation-oriented building design: shade, cross-ventilation, light colored materials for roof reflectivity.
Number of Points 7



ARCHITECTURAL DESIGN GUIDELINES NEW CONSTRUCTION

SITE PLANNING AND DESIGN (Cont.)

Item #4

- Provide defensible spaces: clearly define ownership and use of grounds and spaces, avoid unnecessary common spaces with undefined purpose or function.
- *Number of Points - 8*

Item #5

- Mix land uses: include neighborhood support services, small scaled commercial and incubator work space
- *Number of Points – 5*



ARCHITECTURAL DESIGN GUIDELINES NEW CONSTRUCTION

SITE PLANNING AND DESIGN (Cont.)

Item #6

- Mix housing types and densities to accommodate wide spectrum of potential occupants (singles, families with children, elderly, students, artists, professionals, etc.).
- *Number of Points 6*

Item #7

- Provide network of pedestrian friendly streets with shaded wide sidewalks. Provide multiple site entries, securable if necessary. Where possible, incorporate transit stop in to the project, such as a protected bus waiting area.
- *Number of Points:8*

TOTAL POINTS 49



ARCHITECTURAL DESIGN GUIDELINES NEW CONSTRUCTION

BUILDING DESIGN

Item #1

- Provide “eyes on the street” design: entries, doors, windows and balconies overlooking public spaces
- *Number of Points - 8*

Item #2

- Provide clear organization of public and private space with a smooth transition from public to private experience.
- *Number of Points – 8*



ARCHITECTURAL DESIGN GUIDELINES NEW CONSTRUCTION

BUILDING DESIGN

Item #3

- Face building fronts to fronts and backs to backs. Separate public functions such as entries, porches and gathering places from private functions such as patio and yards, servicing and utilities. Demarcate territory and use of grounds and space with pavement and fences. Utilize alley system where possible.
- *Number of Points 10*

Item #4

- Compose building elevations as the facades of public space. All walls should have windows and/or doors (No blank walls). Windows should reflect exterior space needs as well as interior. Use decorative elements to support entrances, building centers and ends. Celebrate entries, provide a sense of passage. Allow personalization at front entrance to dwelling
- *Number of Points:8*

TOTAL POINTS 34



ARCHITECTURAL DESIGN GUIDELINES

NEW CONSTRUCTION

Rehabilitation Developments

SITE SELECTION

Item #1

- Provide and document participatory planning and pre-design with prospective recipients, if available, community groups, community businesses, social agencies, educational institutions, police department, and other potential supporting agencies and organizations.
- *Number of Points - 7*

Item #2

- Provide neighborhood impact and integration plan showing relationship of projects to surrounding community, including work places, shopping, transit, open space, schools, support agencies, etc. and critical distances
- *Number of Points – 8*

Item #3

- Provide site selection criteria including social and economic needs and opportunity (housing demand, employment and mercantile opportunities, accessibility to social services and proximity to mass transit).
- *Number of Points 8*

TOTAL POINTS 23



ARCHITECTURAL DESIGN GUIDELINES NEW CONSTRUCTION

Rehabilitation Developments

SITE PLANNING AND DESIGN

Item #1

- Where appropriate, provide environmental continuity relative to adjacent sites and subject site. Explain how the site will be improved, including items such as vehicular & pedestrian access, parking layouts, landscaping, and site lighting. Making usable common spaces responsive to different needs or ages
- *Number of Points - 12*

Item #2

- Provide energy conservation-oriented and building design improvement to the existing project such as energy efficient appliances, fixtures, and light colored materials for roof reflectivity, etc.
- *Number of Points – 13*

TOTAL POINTS 37



ARCHITECTURAL DESIGN GUIDELINES NEW CONSTRUCTION

Rehabilitation Developments

Item #3

- Provide urban design improvements such as a network of pedestrian friendly streets with shaded wide sidewalks, and multiple site entries, securable if necessary. Where possible, incorporate transit stop in to the project, such as a protected bus waiting area.
- *Number of Points 12*

Item #4

- Provide mix land uses to include neighborhood support services, small scaled commercial and incubator work space. Document inability to provide mix use. (Bonus Points)
- *Number of Points 9*



ARCHITECTURAL DESIGN GUIDELINES NEW CONSTRUCTION

Rehabilitation Developments

BUILDING DESIGN IMPROVEMENTS

Item #1

- Provide evidence of building condition including structural and operating systems (such as electrical, mechanical, plumbing, water supply, water & sewer systems, etc.) as to their expected service life.
- *Number of Points - 9*

Item #2

- Provide options to enhance security for public spaces related to building and surrounding neighborhood—“eyes on the street”.
- *Number of Points – 9*



ARCHITECTURAL DESIGN GUIDELINES

NEW CONSTRUCTION

Item #3

Rehabilitation Developments

- Separate public functions such as entries, porches and gathering places from private functions such as patio and yards, servicing and utilities. Demarcate territory and use of grounds and space with pavement and fences
- *Number of Points 9*

Item #4

- Improve building elevations as the facades of public space. All walls should have windows and/or doors (No blank walls). Windows should reflect exterior space needs as well as interior. Use decorative elements to support entrances, building centers and ends. Celebrate entries, provide a sense of passage. Provide weather protection. Allow personalization at front entrance to dwelling and other means of egress to enhance the sense of ownership.
- *Number of Points 13*

TOTAL POINTS 40

Developments Reviewed by Architectural Design & Review Advisory Committee (ADRAC)



Doral Terrace



Marbrisa Apts.



Sunset Bay



Villa Esperanza